ID: 3576

SALE OF SPACIOUS LAND WITH BUILDING IDEAL FOR INVESTMENT

Centar, Kanfanar

230,000 €
2,738 €/m^2







Kanfanar is a small, authentic Istrian town located in the heart of Istria, known for its peaceful way of life, preserved traditions and excellent transport connections. Thanks to its proximity to the Istrian Y motorway, Rovinj, Poreč, Pula and other Istrian destinations can be reached easily from Kanfanar. The combination of peaceful inland living and proximity to the coast makes it increasingly attractive for permanent residence, holidays and investment.

KANFANAR – LAND WITH AN EXISTING BUILDING AND A SPACIOUS BUILDING PLOT ON A SEPARATELY FORMED PARCEL

Only 200 meters from the center of Kanfanar, this exceptionally interesting property with a total stated area of 1,701 m² is located. The property consists of a separately formed building plot of 1,137 m² and an additional property with a total area of 648 m², of which 564 m² consists of the yard, while an existing commercial/agricultural building of 84 m² is situated on it.

The larger, separately formed parcel is positioned slightly below the aforementioned plot with the existing building. The building land is located in the immediate vicinity of an asphalt road. Electricity and water connections are available close to the parcel. The plot has direct road access.

The land is positioned slightly below road level and is surrounded by greenery and existing buildings. An important advantage is that each parcel has its own separate entrance more than 4 meters wide, providing privacy and independent access. The parcels are surrounded by greenery, while the position of the building plot is particularly favorable due to its southwest orientation.

The existing building is of older construction and requires complete renovation, but this is precisely where its greatest potential lies. The structure can be renovated and adapted according to the future owner's wishes, for example in a warm, traditional Istrian style using stone, wood and authentic local details, creating a special place for relaxation, occasional stays or a long-term investment.

Electricity is already connected to the building, while water is available and only needs to be separated. The sewage system is located directly behind the house, and the property has easy access from the asphalt road.

The building is divided into three completely separate spaces, each with its own entrance. One of the spaces is currently used as a summer kitchen and storage room, while the other two are primarily used as garage spaces and are less finished. The roofs require complete renovation, as they are currently covered with asbestos-cement roofing sheets.

The greenery in front of the house gives the property a special sense of privacy, peace and character. Everyday amenities are within easy reach, including a shop, the town center, a playground and other facilities. The location is approximately 25 minutes from attractive destinations such as Pula and Rovinj and is well connected to the Istrian Y motorway.

An important advantage of the property is the accompanying occupancy permit.

The ownership is clear and the property is free of encumbrances.

There is also a possibility of purchasing a smaller municipal plot of land on which another existing building is located.

This is an opportunity for a buyer who recognizes the potential of the existing building and wishes to transform it into their own charming Istrian retreat – a place for relaxation and enjoying the authentic atmosphere of Istria. At the same time, thanks to its location and transport connections, the property represents an interesting investment for the future.

The building land also provides an opportunity to combine new construction with a property featuring traditional Istrian stone charm.

This is a property that represents not only an investment, but also a lifestyle. Whether you are looking for your own peaceful oasis or a property with potential to generate income through tourism, opportunities of this kind in the Municipality of Kanfanar, surrounded by greenery and located close to the center, are extremely rare.

FOR ALL ADDITIONAL INFORMATION AND TO ARRANGE A VIEWING, PLEASE FEEL FREE TO CONTACT ME:

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Summary

LOCATION	Centar, Kanfanar	PROPERTY ID	3576
PRICE	230,000 €	TYPE	House
AREA	84 m²	GARDEN AREA	1,700 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	-	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	230 cm	ELEVATOR	-
HEATING	-	JOINERY	Wooden, Bad
WALLS MATERIAL	Stone, Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	There is none	ROOF	Salonit
INTERNAL STAIRS	-	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Terrace
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water

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